

DATE: September 1, 2021
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: Contract Award
E Center Event and Conference center
Project 21-012



RECOMMENDED ACTION

Award the Construction Manager at Risk contract to Barnsley Construction Group for the E Center Event and Conference Space.

BUDGET IMPACT

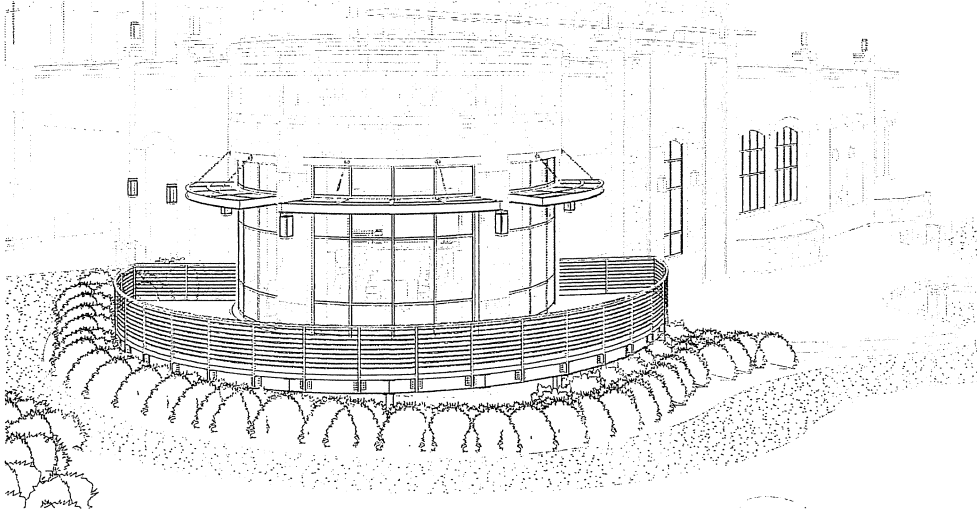
This project was contemplated in a second phase of the E Center project. The funds necessary to complete the project were amended into this year's installment of the capital improvement program budget a number of months ago prior to initiation of the design phase. Therefore, adequate funds are available for this project.

DISCUSSION

The city has identified a need for more meeting and conference space in the E Center. As a part of phase II of the E Center, a design concept has been developed for this project. The city intends to rent the space and operate these improvements as a part of its normal operations as a department within the organizational structure for the city.

The project consists of interior build out of the lower level E Center parking deck area on northeast corner at the rotunda for use as a meeting and conference space for the city which shall consist of two (2) conference spaces, restroom facilities, mechanical and storage. The Work includes, but is not limited to, minor demolition, fine grading, planting and irrigation, turf and grasses, plants, cast-in-place concrete, CMU masonry, brick masonry, metal framing, gypsum board assemblies, acoustical ceilings, vinyl plank flooring, carpet tile flooring, ceramic floor and wall tile, custom wood plank finishes, millwork, painting, structural steel framing, pipe and tube railings, mechanical equipment, ductwork, HVAC controls, plumbing equipment, piping and fixtures, electrical equipment, raceways, junction boxes, cabling and devices. A computer-generated rendering of the space and location is provided below:

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A request for proposals (RFP) to identify a construction manager at risk (CMAR) was prepared by city staff in consultation with our design consultant, Precision Planning (PPI) and published in July. Proposals were due in August and a committee was assembled to review responses and make a recommendation. We received four (4) proposals which were narrowed to two candidates by the committee after initial scoring using established criteria. After thorough reference checks it was determined that Barnsley Construction Group was the best choice to represent the city as its CMAR. Staff therefore recommends awarding the contract to Barnsley Construction Group to serve as the city's construction manager on this project. The contract's final value will be determined once a guaranteed maximum price is established, but the pre-construction phase value is set at a price not to exceed \$114,800.